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Sussex County

Planning & Zoning Commission

AGENDA

October 15, 2015

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – September 24, 2015

Old Business

C/U #2026 Cristian Omar Hernandez Perez and Terri L. Martin **MJ**
an Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a home based business (auto repair, detailing, and auto resales) to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 1.982 acres, more or less. The property is located south of Lewes-Georgetown Hwy. (Rt. 9) 0.8 mile east of Harbeson Rd. (Rt. 5) at Harbeson (911 Address: 26740 Lewes-Georgetown Hwy., Harbeson) Tax Map I.D. 235-30.00-60.00

C/Z #1783 Cauthen Ventures DE, LLC **RS**
an Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a MR (Medium Density Residential District) for a certain parcel of land lying and being in Baltimore Hundred, Sussex County containing 14.79 acres, more or less. The property is located north of Lighthouse Rd. (Rt. 54) east of Laws Point Rd., and northwest of Bayville Shores Dr. (911 Address: None Available) Tax Map I.D. 533-12.00-100.00

C/U #2028 Cauthen Ventures DE, LLC **RS**
an Ordinance to grant a Conditional Use of land in a MR (Medium Density Residential District) for multi-family dwelling structures to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 14.79 acres, more or less. The property is located north of Lighthouse Rd. (Rt. 54), east of Laws Point Rd., and northwest of Bayville Shores Dr. (911 Address: None Available) Tax Map I.D. 533-12.00-100.00



C/U #2030 Dean Sherman / Sherman Heating Oil **RW**
an Ordinance to grant a Conditional Use of land in a C-1 (General Commercial District) for propane and oil storage tanks to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 8.82 acres, more or less. The property is located west of Sussex Hwy. (U.S. Rt. 13) and east of Seaford Rd. (U.S. Rt. 13A). (911 Address: None Available) Tax Map I.D. 331-3.00-164.00

C/U #2031 East Coast Auto, Inc. **RW**
an Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for used car sales to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 1.3 acres, more or less. The property is located south of Stein Hwy. (Rt. 20) 0.29 mile east of Woodland Ferry Rd (Rt. 78). (911 Address: None Available) Tax Map I.D. 531-11.00-40.00

Public Hearings

C/Z #1785 Truitt Homestead, LLC **MJ**
an Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a MR (Medium Density Residential District) for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County containing 23.5079 acres, more or less. The property is located west of Shuttle Rd. (Rd. 273D) 250 ft. northwest of Country Club Rd. (911 Address: None Available) Tax Map I.D. 334-19.00-3.00

C/U #2029 Truitt Homestead, LLC **MJ**
an Ordinance to grant a Conditional Use of land in a MR (Medium Density Residential District) for single-family / condominium units (age restricted) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 23.5079 acres, more or less. The property is located west of Shuttle Rd. (Rd. 273D) 250 ft. northwest of Country Club Rd. (911 Address: None Available) Tax Map I.D. 334-19.00-3.00

Other Business

The Estuary Phases 1B-1D 2005-64 **RS**
Final Subdivision for Phases 1B-1D

The Resort at Massey's Landing CU # 1963 **MJ**
Final Site Plan

Solitudes on White's Creek 2005-59 **RS**
Revised Record Plan

Independence 2004-43 **MJ**
Revised Record Plan

Lands of Donald and Mary O'Bier on Smith Rd. **IGB**
Minor Subdivision with 50' easement

Lands of Barry Dukes II on Dukes Lumber Rd.

MR

Minor Subdivision with 50' easement

Canaan Woods 2006-67

IGB

Consideration of Condition of Approval

Stockley Materials CU 1656

MJ

Expansion of Conditional Use & Revised Site Plan

Planning and Zoning Commission meetings can be monitored on the internet at
www.sussexcountyde.gov.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 6, 2015, at 11:00 a.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

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